

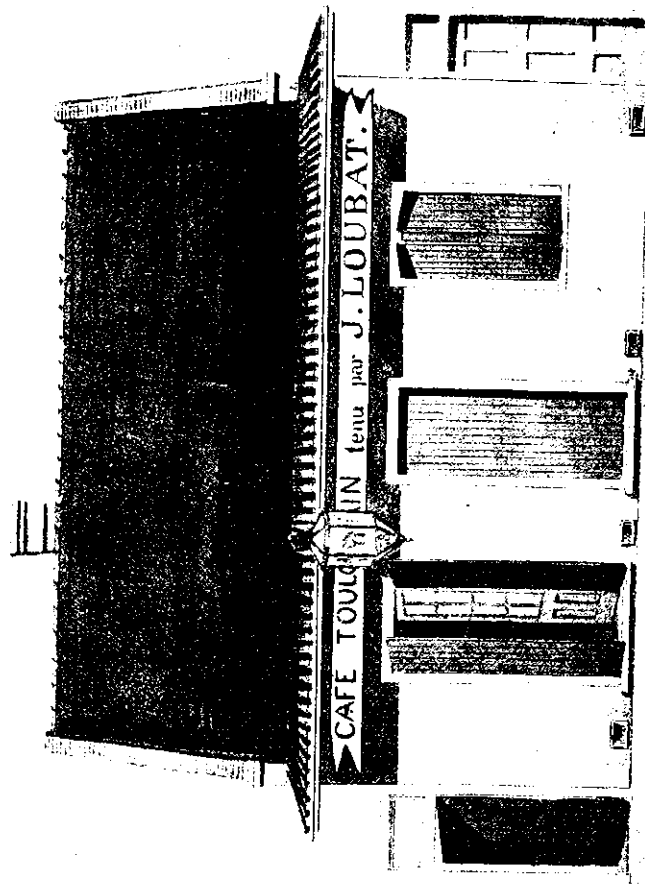
CAFE TOULOUSIN
NEW ORLEANS, LOUISIANA

[DATA PAGES ONLY]

HABS
LA
36. NEWOR
47-

ROYAL

STREET



*Am. Orleans Co.
July 17th 1867
Wm. C. Huntington
H. H. H. H. H.*

TOLLOUSE STREET

STREET

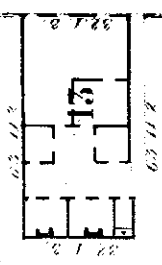
BOURBON

S. LOUIS STREET

STREET

ROYAL

62



732 Toulouse Street
Cafe Toulousin

On September 28, 1806, the heirs of Dame Francoise Morgan, Widow Cofini or Coffini (it was spelled both ways in the Act of Sale) sold to Dame Marie Francoise de Jean, wife of Orsin Durel, a building lot of 60 feet front depth, "with all buildings, circumstances, and dependencies." This was a stereotyped legal phrase.

This 60 foot lot included both the present No. 726-728, or Coffini Cottage, and No. 732 or Cafe Toulousin. It would seem that if both houses had been existing at the time of this sale, the fact would have been stated.

The next transfer of this property occurred on December 10, 1846, when it was sold as two lots, Louis Hardy de Boisblanc acquired No. 726-728 (then No. 89) for 2,850 piastres, and by another Act of Sale before the same Notary Public, Felix Percy, Arnold Rivereaux acquired No. 732 for a slightly larger sum. In these Acts No. 726-728 was described as a house of bricks between posts while No. 732 was described as a brick house. This correctly describes the houses as they exist today.

In plan book 59, folio 25, Notarial Archives, there is a drawing dated July 17th, 1867, showing the plan and elevation of No. 732. Across the front, at that time, there was a sign "Cafe Toulousin", and the house number was 78. This is borne out by Act "234, May 19, 1868, before Selim Magner, in which the house is said to contain "a large room used as a beer saloon."

The drawing shows the cottage to have had, at that time, three openings on the front, and one large room where there are now two, with four openings.

We can only make a presumption as to which of these two houses was existing at the time of the sale in 1806, and as to when the other was built. We can say, then, of both houses: probably built about 1795, or about 1807. Both cottages have had many owners. No. 732 belongs to Mrs. Katie Roth Franz.

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47

732 TOULOUSE ST.

(A certain lot of ground, together with all the buildings and improvements thereon, situated in the 2nd. district, Square #62, bounded by Toulouse, Bourbon, St.Louis and Royal streets, designated by the number #13, which lot measured 32' 1" front on Toulouse street by 62' 11" 2" in depth, F.P.L. Improvements known as Old 78 & 73 $\frac{1}{2}$, now New 732 & 732 $\frac{1}{2}$ Toulouse street.)

March 23, 1915 Present owner: Mrs. Katie Roth, wife of Frederick Franz,
C.O.B. acquired from the Succession of her father and mother,
273 p 426 Ferdinand Roth and Mrs. Christina Kleis, his wife, Succession #111,492, Civil District Court.
(Buildings & Improvements)

Aug. 21, 1905 Notary Public, Robert Legier,
C.O.B. Ferdinand Roth acquired from Victor E. Ader \$1,710.00.
205 p 20 (Buildings & Improvements)

July 12, 1900 Notary Public, Ulysses Marinoni,
C.O.B. Victor E. Ader acquired from Patrick J. Gillan,
176 p. 520 \$1,600.00.
(Buildings & Improvements)

July 19, 1898 Notary Public, Joseph Duvigneaud,
C.O.B. Patrick J. Gillan acquired at auction sale from Miss
168 p. 614 Sadie J. Beseler and Louise G. Beseler, thru Philip P.
Schumann, Tutor, in suit for partition #56,012, Civil
District Court. \$800.00.
(Buildings & Improvements)

Nov. 17, 1892 Notary Public, Benjamin Ory, Act #2,
C.O.B. Misses Sadie J. and Louise G. Beseler acquired thru
146 p. 508 Philip P. Schumann, Tutor, from the Heirs of Mr. and
Mrs. Claude Foulon.
(Buildings & Improvements)

Aug. 29, 1892 The Heirs of Claude Foulon and his wife, Phillibertie Reby
C.O.B. acquired from their Succession #56,429, Civil District Court.
145 p 350 Buildings & Improvements)

Page 2.

May 24, 1875
C.O.B.
103 p 776

Notary Public, E.R. Hogan,
Mr. Claude Foulon acquired from Vincent Foulon,
\$2,000.00.
(Buildings & Improvements)

May 28, 1873
C.O.B.
102 p 781

Notary Public, James Fahy,
Vincent Foulon acquired from Claude Foulon,
\$3,500.00.
(Buildings & Improvements)

May 19, 1868
C.O.B.
95 p 113

Notary Public, Selim Magner, Act #234,
Claude Foulon acquired from Jean Xavier Rivereaux, Jean
Jeanny Rivereaux and Jacques Rivereaux, heirs of A.
Rivereaux, thru William Thomas Hepp, Attorney in fact.
\$4,500.00.
(Buildings & Improvements)

Aug.31,1864

Jean Rivereaux, Jeanny Rivereaux and Jacques Rivereaux,
heirs of Arnaud Rivereaux, of France, acquired from the
succession of the latter #20,346, 2nd. District Court.
(Buildings & Improvements)

Dec. 10,1846

Notary Public, Felix Percy, Act #363,
Arnaud Rivereaux acquired from the succession of Mrs.
Marie Francoise Durel, wife of Ursin Durel, thru Theodore
Durel, Administrator. \$3,000.00.
Described as a Brick House and Improvements.

Sept.28,1806

Notary Public, P.Pedesclaux, page #694,
Mrs. Marie Francoise De Jean, wife of Ursin Durel acquired
from Jean Baptiste Coffigny. This sale included what is
now known as 726-28 Toulouse Street (being Lot #12).
Bounded on the Bourbon St. side by the property of Poeyfarre
and on the Royal street side by that of M. Guillo.
(Buildings & Improvements) 3,250 piastres.

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Act #234, Selim Wagner, N.P.

Claude Foulon Acquired from Jean Xavier Riveau, Joan Jenny Riveaux, and Jacques Riveaux, heirs of A. Riveaux, thru William Thomas Hepp, Attorney in fact.

May 19, 1868

-----Building and improvements comprise a one story brick house #78 Toulouse street, containing a large room used as a beer saloon, a dining room, a gallery and two cabinets, besides a two story brick back building.
The lot is designated by the No. 13 of square No. 62 in the Second District-----

SALE WITH MORTGAGE,
Property on Toulouse St.
Act by Pierre Pedesclaux, N.P., 28th Sept. 1806.
(page 695)

To-day September 28th, 1806 and the 31st American Independence.

Before me, Pierre Pedesclaux, Notary Public of the United States of America in New Orleans appeared:-

Mr. Jean Baptiste Cofini, in his own name as well as representing Pierre Pitou, at the present time in Havana and husband of Miss Justine Cofini; Mr. Jean Baptiste Frete, husband of Miss Angelique Cofini and also representing Mr. Andre Thomas, husband of Miss Marie Cofini, all of them heirs of the deceased Dame Francoise Mougén, Widow Cofini. The said Messrs. Jean Baptiste Cofini and Jean Baptiste Frete, the attorney for their absent brother-in-law whom they represent; declare by these presents to sell, cede, quit and set over, now and forever, all ownership with full guarantee against all troubles, debts and mortgages to which I, the Notary Recorder, testify as to the mortgage only;-

Unto Dame Marie Francoise de Jean, wife of Mr. Ursin Durel, duly authorized in the pursuit of her rights and actions here present and accepting for herself and assigns:-

A house, land, buildings, circumstances and dependences situated in this city on Toulouse Street having 60 feet front by 60 feet in depth; bounded on one side by the property of Mr. Poeyfare and on the other by Mr. Huillo, the Vendors declaring that notwithstanding their researches they were unable to provide the acts of ownership, presuming that they had been destroyed in the conflagration; but that the property belongs to the Succession Cofini, which is proven by the fact that the brothers and Dame Cofini have had the enjoyment of the property for a great number of years.

This sale is made and accepted between the parties for the sum of \$3,250.00 and Terms.

Done and passed in my office in New Orleans the named date in the presence of Messrs. Jean Baptiste Ramirez - Joachim Lozano, Witnesses, who signed with the parties and me, the Notary.

A. Thomas
Jn. Bte. Ramirez
Joaq'n. Lozano

Marie Francoise Dejean
Jn. Bte. Cofini.

Pierre Pedesclaux
Notary Public.

VENTE AVEC HYPOTHEQUE,
Propriete Rue Toulouse,
Acte par Pierre Pedesclaux, 23 Septembre, 1806.
(page 695)

Aujourd'hui vingt huit du mois de Septembre de l'an mil huit cent six et la trente et unieme de l'indépendance americaine.

Par devant moi Pierre Pedesclaux, Notaire Public des Etats-Unis de l'Amerique a la Nouvelle Orleans sont comparez:-

Le Sieur Jean Baptiste Coffini, tant en son nom que comme representant Pierre Pitou, actuellement a la Havane y celui mari de Dlle. Justine Coffini; le Sieur Jean Baptiste Prete mari de Dlle. Angelique Coffini et encore representant M. Andre Thomas, mari de demoiselle Marie Coffini, tous heritiers de feu dame Francoise Mougen, veuve Coffini. Les dits Sieurs Jean Baptiste Coffini et Jean Baptiste Prete le portent fort pour leurs beau-frere absent qu'ils representent; lesquels declarent par ces presentes vendre, ceder, quitter et delaisser des maintenant et a toujours en toute propriete sous la garantie de tous troubles, dettes et hypotheques ce que je certifie moi Notaire Annotateur quant a l'hypothèque seulement:-

A Dame Marie Francoise de Jean, epouse du Sieur Ursin Durel, autorisee par justice a la poursuite de ses droits et actions cy presente et acceptante pour elle et ayant cause:-

Une maison terrain, batisses, circonstances et dependances situee en cette ville rue Toulouse ayant soixante pieds de face et soixante de profondeur; bornee d'un cote par le Sr. Poeyfere et del'autre par M. Huillo, declarent les vendeurs que malgre leurs recherches ils n'ont pu se procurer les actes de propriete du dit terrain, presumant qu'ils ont ete perdus a l'incendie mais que cette propriete appartient a la Succession Coffini, ce qui est constate par une jouissance de nombre d'annee que les freres et Dame Coffini en ont eu.

Cette vente faite et acceptee entre les parties pour la somme de Trois mil deux cent cinquante piastres et termes.

Fait et passe en l'etude a la Nouvelle Orleans le dit jour, presence des Srs. Jean Bte Ramirez - Joachim Lozano, temoins, qui ont signe avec les parties et nous Notaire.

A. Thomas,
Jn. Bte. Ramirez
Joan'n. Lozano

Marie Francoise Dejean,
Jn. Bte. Coffini.

Pierre Pedesclaux,
Notaire Public.

752 TOULOUSE ST.

Information in
Cemetery Files

Durel
Mr. Ursin
Died Mar. 3, 1845

ST. LOUIS #2

Information in
Index to Wills & Successions 1807-46
Civil District Court

(Jean Ursin) Inv. 1845

Durel, Mrs. Marie Francoise DeJean,
Wife of Ursin Durel
(No record)

Inv. 1844